



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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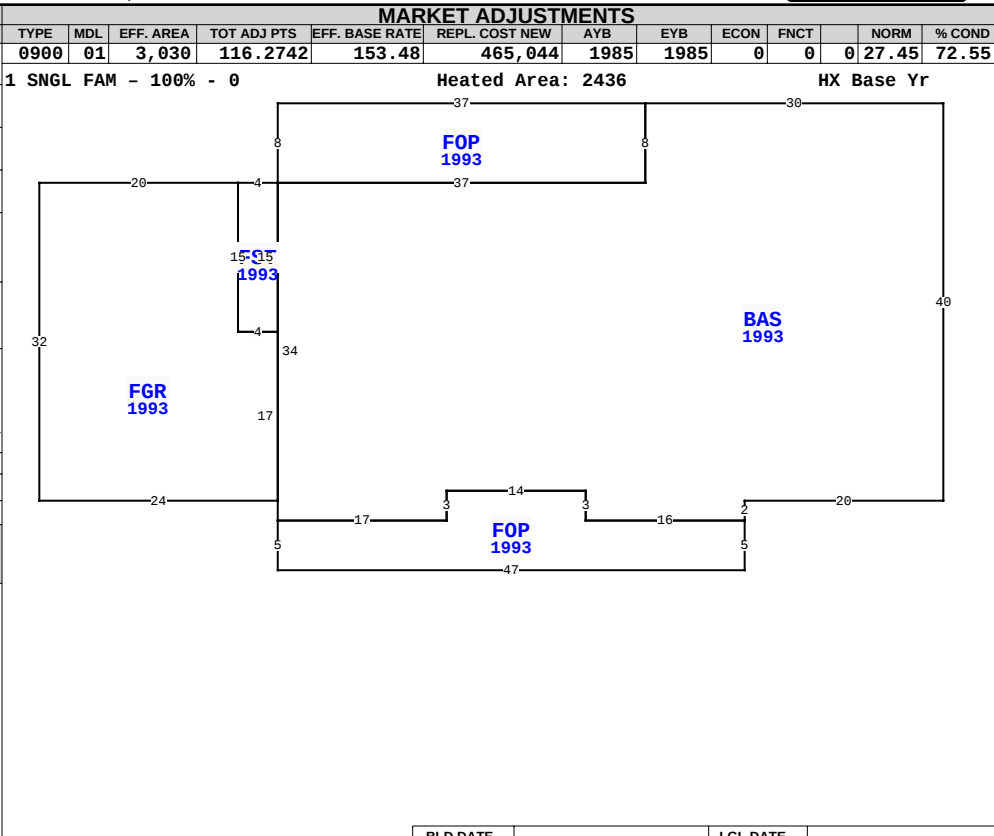
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	1993	2,436	271,248
FGR	708	55	1993	389	43,315
FOP	277	30	1993	83	9,242
FOP	296	30	1993	89	9,910
FST	60	55	1993	33	3,675

TOTALS	3,777			3,030	337,389
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0370	CHICKEN HS	0	0	300	34	10,200.00	SF	0.40
2	0370	CHICKEN HS	0	0	500	34	17,000.00	SF	0.40
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	1,592.00	SF	7.25
6	0811	CONCRETE B	0	100	0	0	591.00	SF	5.20
7	0681	POLE SHED	0	0	100	24	2,400.00	SF	15.00
8	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.38
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.38
5	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
6	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00

REVIEW DATE	07/21/2021	BY	TWA
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36364 SHAFFER RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	01/28/2025	KBA
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.38
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.38
5	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
6	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00

REVIEW DATE	07/21/2021	BY	TWA	Total Acres: 24.38	Total Land Value: 187,241	Market: 295,510	Agricultural: 7,241
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 3									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					607,889				
TOTAL MARKET OB/XF VALUE					50,515				
TOTAL LAND VALUE - MARKET					475,510				
TOTAL MARKET VALUE					845,645				
SOH/AGL Deduction					324,901				
ASSESSED VALUE					520,744				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					470,022				
TOTAL JUST VALUE					1,133,914				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,036,551				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036398	NEW CONSTR	0	01/28/2003
3768	H/AC	3,000	05/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0610/0307	10/18/1990	WD	U	I	12	350,000	
GRANTOR: GROOMS MANLEY & S Y							
GRANTEE: GATLIN W R JR & L A							
0576/0190	8/03/1989	QC	U	V	08	100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 FOP=[YR=1993] W37 S8 FST=[YR=1993] W4									
FGR=[YR=1993] W20 S32 E24 N17 W4 N15 \$ S15 E4 N15 \$ E37 N8 \$									
S8 W37 S34 FOP=[YR=1993] S5 E47 N5 W16 N3 W14 S3 W17 \$ E17 N3									
E14 S3 E16 N2 E20 N40\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 180,000	PRINTED 07/30/2025 BY SYS
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GATLIN W R JR & LINDA A
PO BOX 715
HILLIARD, FL 32046

34-3N-24-0000-0006-0000

[illegible]

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[illegible]